



Federal Emergency Management Agency

Washington, D.C. 20472

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
Case No.: 01-09-307P

The Honorable Ted Short
Chairman, Washoe County
Board of Commissioners
P.O. Box 11130
Reno, NV 89520

Community: Washoe County, NV
Community No.: 320019
Panel Affected: 32031C3188 E
Effective Date of **NOV 26 2001**
This Revision:

102-I-A-C

Dear Mr. Short:

This responds to a request that the Federal Emergency Management Agency (FEMA) revise the effective Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Washoe County, Nevada and Incorporated Areas, in accordance with Part 65 of the National Flood Insurance Program (NFIP) regulations. In a letter dated January 11, 2001, Ms. Trina M. Magoon, P.E. Water Resources Engineer, Stantec Consulting Inc., requested that FEMA revise the FIRM and FIS report to show the effects along Bailey Canyon Creek of updated topographic information and channelization, including riprap-lined side slopes, from approximately 650 feet upstream to approximately 5,000 feet upstream of Toll Road, associated with construction of Cottonwood Creek Estates. This request follows up on a Conditional Letter of Map Revision issued on March 12, 1996.

All data required to complete our review of this request were submitted with letters from Ms. Magoon.

We have completed our review of the submitted data and the flood data shown on the effective FIRM and in the effective FIS report. We have revised the FIRM and FIS report to modify the elevations and floodplain and floodway boundary delineations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) along Bailey Canyon Creek from approximately 600 feet upstream to approximately 5,000 feet upstream of Toll Road. As a result of the modifications, the Base Flood Elevations (BFEs) and the widths of the Special Flood Hazard Area (SFHA), the area that would be inundated by the base flood, and the regulatory floodway increased in some areas and decreased in other areas throughout the revised reach. The increases in BFE and SFHA and floodway width are a result of the updated topographic information. The modifications are shown on the enclosed annotated copies of FIRM Panel 32031C3188 E, Profile Panels 01P through 04P, and affected portions of the Floodway Data Table. This Letter of Map Revision (LOMR) hereby revises the above-referenced panel of the effective FIRM dated September 30, 1994, and the affected portions of the FIS report dated April 20, 2000.

The modifications are effective as of the date shown above. The map panel listed above and as modified by this letter will be used for all flood insurance policies and renewals issued for your community.

The following table is a partial listing of existing and modified BFEs:

Location	Existing BFE (feet)*	Modified BFE (feet)*
Approximately 950 feet upstream of Toll Road	4,600	4,599
Approximately 2,200 feet upstream of Toll Road	4,615	4,616
Approximately 4,800 feet upstream of Toll Road	4,670	4,669

*Referenced to the National Geodetic Vertical Datum, rounded to the nearest whole foot

Public notification of the proposed modified BFEs will be given in the *Reno Gazette-Journal* on or about December 21 and December 28, 2001. A copy of this notification is enclosed. In addition, a notice of changes will be published in the *Federal Register*. Within 90 days of the second publication in the *Reno Gazette-Journal*, any interested party may request that FEMA reconsider the determination made by this LOMR. Any request for reconsideration must be based on scientific or technical data. All interested parties are on notice that, until the 90-day period elapses, the determination to modify the BFEs made by this LOMR may itself be modified.

Because this LOMR will not be printed and distributed to primary users, such as local insurance agents and mortgage lenders, your community will serve as a repository for these new data. We encourage you to disseminate the information reflected by this LOMR throughout the community, so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information. We also encourage you to prepare a related article for publication in your community's local newspaper. This article should describe the assistance that officials of your community will give to interested persons by providing these data and interpreting the NFIP maps.

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

The floodway is provided to your community as a tool to regulate floodplain development. Therefore, the floodway modifications described in this LOMR, while acceptable to FEMA, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

This LOMR is based on minimum floodplain management criteria established under the NFIP. Your community is responsible for approving all floodplain development and for ensuring all necessary permits required by Federal or State law have been received. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

The basis of this LOMR is, in whole or in part, a channel-modification project. NFIP regulations, as cited in Paragraph 60.3(b)(7), require that communities ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your

community's existing floodplain management regulations. Consequently, the ultimate responsibility for maintenance of the modified channel rests with your community.

This determination has been made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and is in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed minimum NFIP criteria. These criteria are the minimum and do not supersede any State or local requirements of a more stringent nature. This includes adoption of the effective FIRM to which the regulations apply and the modifications described in this LOMR. Our records show that your community has met this requirement.

A Consultation Coordination Officer (CCO) has been designated to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Jack Eldridge
Chief, Community Mitigation Programs Branch
Federal Emergency Management Agency, Region IX
The Presidio of San Francisco, Building 105
San Francisco, CA 94129-1250
(415) 923-7184

If you have any questions regarding floodplain management regulations for your community or the NFIP in general, please call the CCO for your community at the telephone number cited above. If you have any questions regarding this LOMR, please call our Map Assistance Center, toll free, at 1-877-FEMA MAP (1-877-336-2627).

Sincerely,



Max H. Yuan, P.E., Project Engineer
Hazards Study Branch
Federal Insurance and
Mitigation Administration

For: Matthew B. Miller, P.E., Chief
Hazards Study Branch
Federal Insurance and
Mitigation Administration

Enclosures

cc: Mr. David T. Price, P.E.
Washoe County Engineer

Ms. Trina M. Magoon, P.E.
Water Resources Engineer
Stantec Consulting Inc.

CHANGES ARE MADE IN DETERMINATIONS OF BASE FLOOD ELEVATIONS FOR THE UNINCORPORATED AREAS OF WASHOE COUNTY, NEVADA, UNDER THE NATIONAL FLOOD INSURANCE PROGRAM

On September 30, 1994, the Federal Emergency Management Agency identified Special Flood Hazard Areas (SFHAs) in the unincorporated areas of Washoe County, Nevada, through issuance of a Flood Insurance Rate Map (FIRM). The Federal Insurance and Mitigation Administration has determined that modification of the elevations of the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) for certain locations in this community is appropriate. The modified Base Flood Elevations (BFEs) revise the FIRM for the community.

The changes are being made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65.

A hydraulic analysis was performed to incorporate updated topographic information and channelization associated with construction of Cottonwood Creek Estates along Bailey Canyon Creek from approximately 650 feet upstream to approximately 5,000 feet upstream of Toll Road. This has resulted in a revised delineation of the regulatory floodway, increases and decreases in SFHA width, and increased and decreased BFEs for Bailey Canyon Creek throughout the revised reach. The table below indicates existing and modified BFEs for selected locations along the affected lengths of the flooding source(s) cited above.

Location	Existing BFE (feet)*	Modified BFE (feet)*
Approximately 950 feet upstream of Toll Road	4,600	4,599
Approximately 2,200 feet upstream of Toll Road	4,615	4,616
Approximately 4,800 feet upstream of Toll Road	4,670	4,669

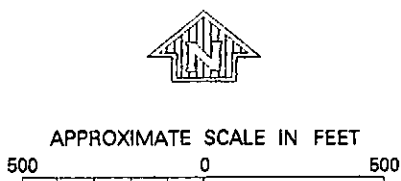
*National Geodetic Vertical Datum, rounded to nearest whole foot

Under the above-mentioned Acts of 1968 and 1973, the Federal Insurance and Mitigation Administration must develop criteria for floodplain management. To participate in the National Flood Insurance Program (NFIP), the community must use the modified BFEs to administer the floodplain management measures of the NFIP. These modified BFEs will also be used to calculate the appropriate flood insurance premium rates for new buildings and their contents and for the second layer of insurance on existing buildings and contents.

Upon the second publication of notice of these changes in this newspaper, any person has 90 days in which he or she can request, through the Chief Executive Officer of the community, that the Federal Insurance and Mitigation Administration reconsider the determination. Any request for reconsideration must be based on knowledge of changed conditions or new scientific or technical data. All interested parties are on notice that until the 90-day period elapses, the Federal Insurance and Mitigation Administration's determination to modify the BFEs may itself be changed.

Any person having knowledge or wishing to comment on these changes should immediately notify:

The Honorable Ted Short
Chairman, Washoe County
Board of Commissioners
P.O. Box 11130
Reno, NV 89520



NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

WASHOE COUNTY,
NEVADA AND
INCORPORATED AREAS

PANEL 3188 OF 3350
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:
COMMUNITY

WASHOE COUNTY,
UNINCORPORATED AREAS

320019

3188

E

REVISED TO


REFLECT LOMR

DATED

MAP NUMBER
32031C3188 E

NOV 26 2001

EFFECTIVE DATE:
SEPTEMBER 30, 1994



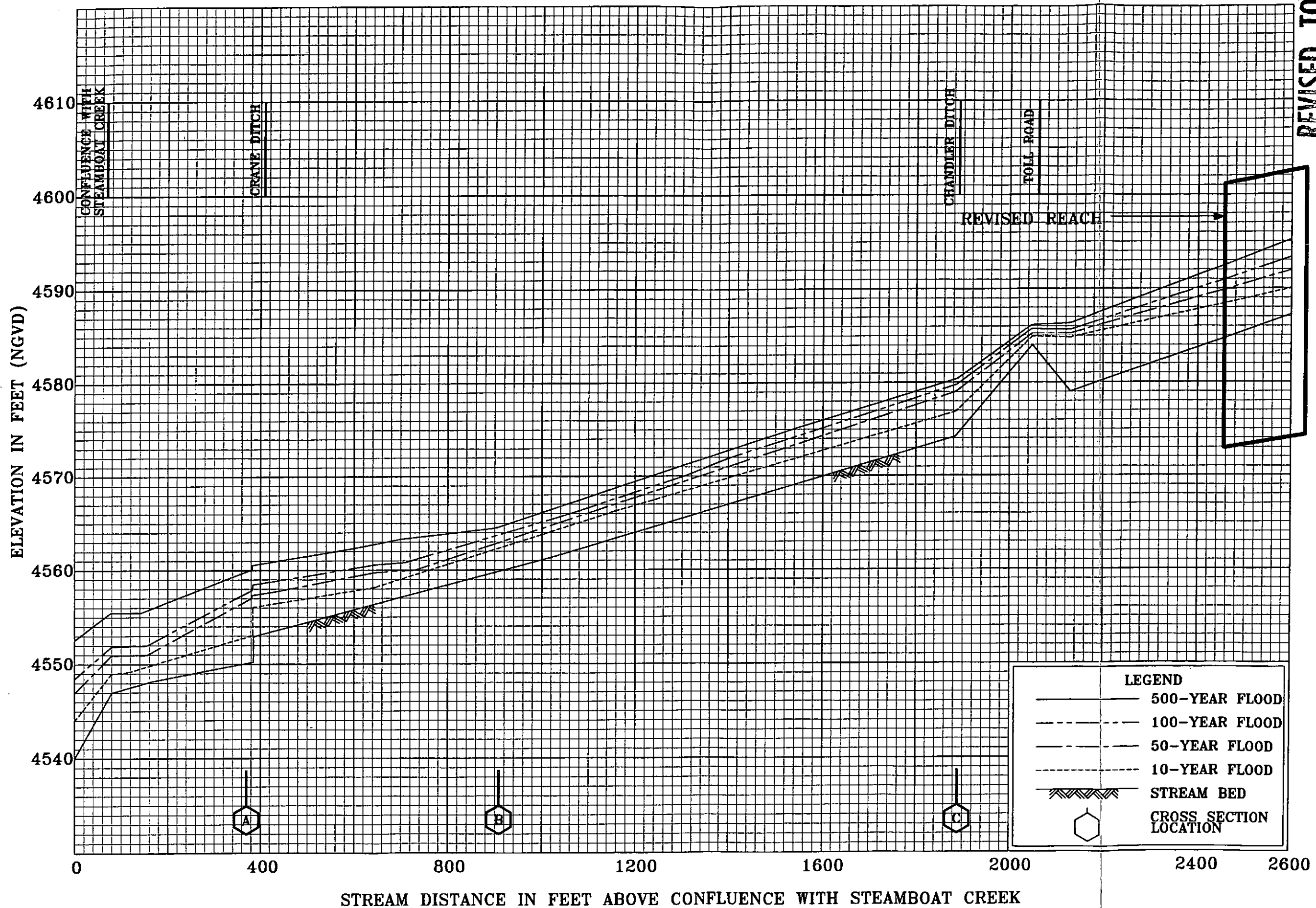
Federal Emergency Management Agency

WASHOE COUNTY
UNINCORPORATED AREAS
320019

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER-SURFACE ELEVATION			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
(FEET NGVD)								
Bailey Canyon Creek								
A	385	63	127	8.9	4557.9	4557.9	4557.9	0.0
B	907	139	174	6.5	4563.3	4563.3	4563.3	0.0
C	1,889	425	382	6.1	4579.7	4579.7	4579.7	0.0
D	2,686	93	163	8.7	4594.6	4594.6	4594.6	0.0
E	4,790	93	153	7.4	4623.3	4623.3	4623.3	0.0
F	6,203	167	270	4.2	4649.9	4649.9	4649.9	0.0
G	6,895	47	124	9.9	4667.5	4667.5	4667.5	0.0
H	8,288	215	235	7.1	4708.4	4708.4	4708.4	0.0
I	9,616	163	150	7.5	4742.6	4742.6	4742.6	0.0
J	9,963	186	157	7.1	4752.8	4752.8	4752.8	0.0

¹Feet above confluence with Steamboat Creek

T A B L E 4	FEDERAL EMERGENCY MANAGEMENT AGENCY WASHOE COUNTY, NV AND INCORPORATED AREAS	FLOODWAY DATA	REVISED TO
		BAILEY CANYON CREEK	REFLECT LOMR DATED NOV 26 2001



REVISED TO

FLOOD PROFILES

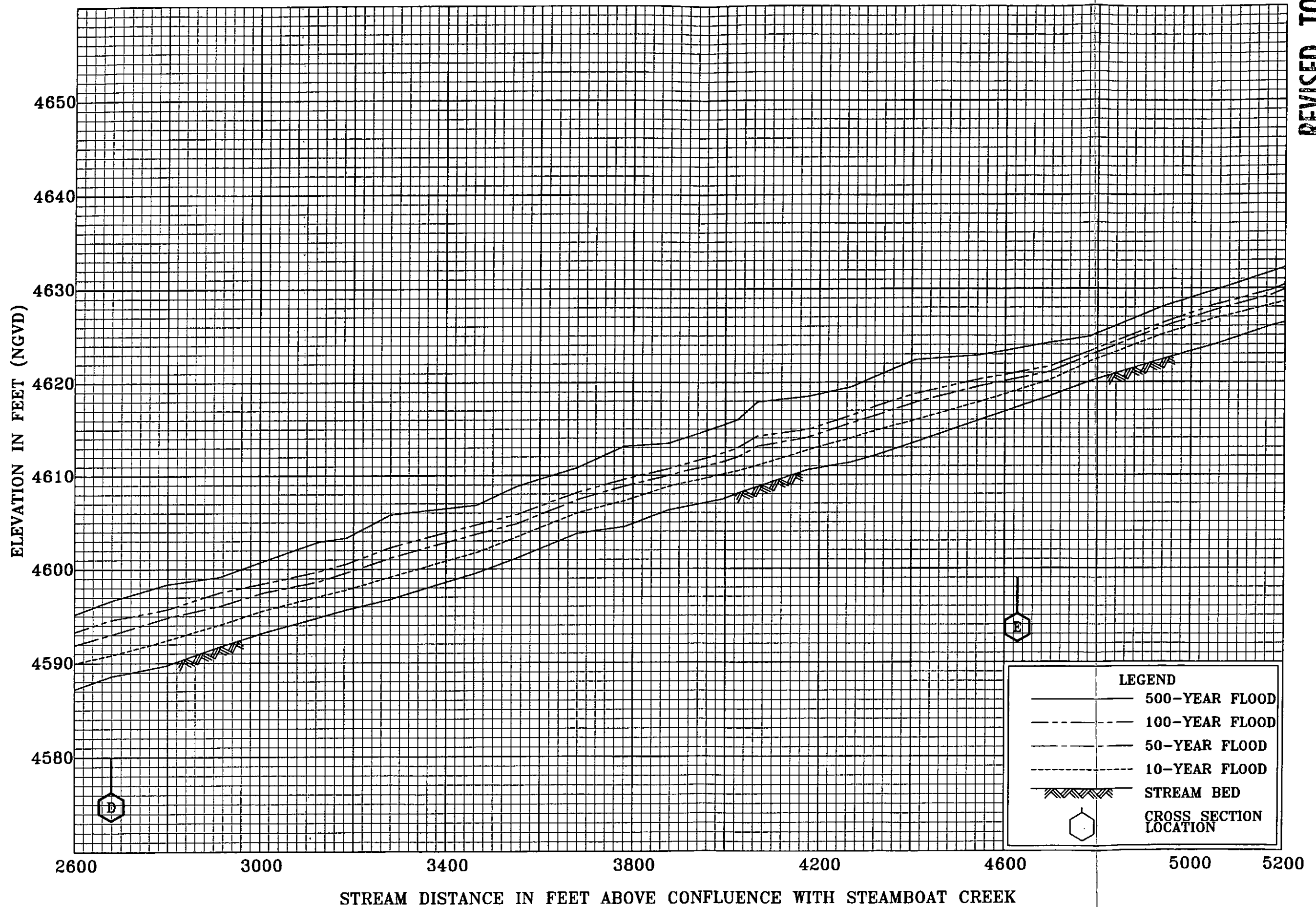
FEDERAL EMERGENCY MANAGEMENT AGENCY

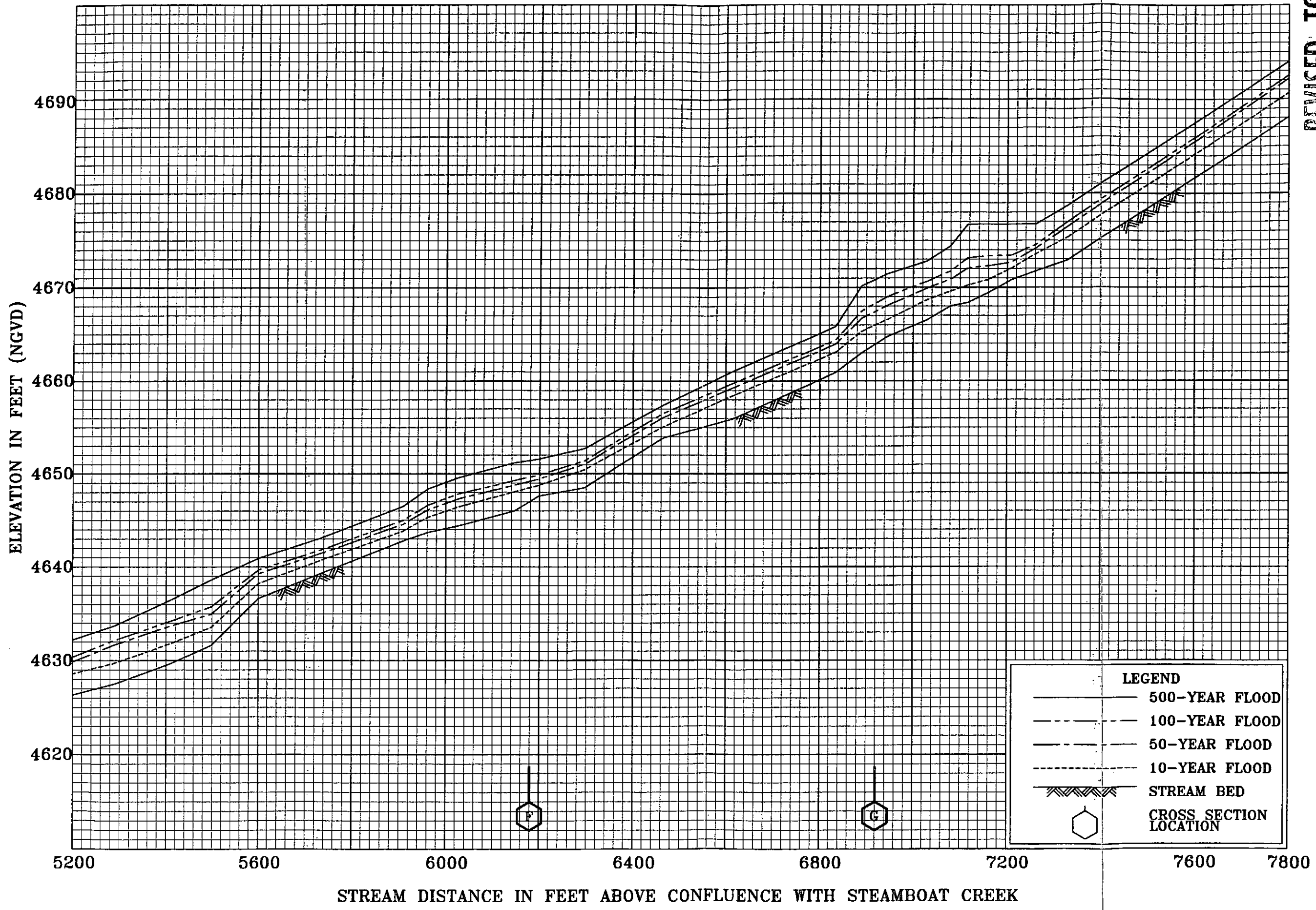
WASHOE COUNTY, NV
AND INCORPORATED AREAS

REFLECT LOMR
DATED NOV 26 2001

BAILEY CANYON CREEK

01P





REVISED TO
FLOOD PROFILES REFLECT LOMR
BAILEY CANYON CREEK
DATED NOV 26 2001

FEDERAL EMERGENCY MANAGEMENT AGENCY
WASHOE COUNTY, NV
AND INCORPORATED AREAS

03P

